

# Finishes & Materials Reference

1398 Chesterfield Avenue, Birmingham, MI 48009 — Quarton Lake Estates

|                             |                               |                                   |                    |
|-----------------------------|-------------------------------|-----------------------------------|--------------------|
| BEDROOMS / BATHS<br>6 / 7.1 | TOTAL SQUARE FEET<br>8,131 SF | LOT SIZE<br>0.37 ACRES            | YEAR BUILT<br>2023 |
| BUILDER<br>Hunter Roberts   | ARCHITECTURE<br>Brian Neeper  | INTERIOR DESIGN<br>Jessica Neeper |                    |

## Architecture & Recognition

- Featured in “Twenty Magnificent Homes” by Midwest Architects
- Recipient of multiple Detroit Design awards
- Distinctive circular entry foyer sets the architectural tone
- Colonial-style, 2-story, built new construction in 2023

## Exterior

- White painted brick, Tudor-inspired multi-gable roofline
- Dimensional/composite shingle roof in slate-grey blend
- Black steel-framed casement windows, divided lites
- Standing-seam metal roof canopy over entry portico
- Cast stone/limestone window surrounds and lintels
- Black or dark bronze gutters and downspouts, matched to window frames
- Covered front porch, square columns, porch swing
- Boxwood hedging, columnar/fastigiate trees, aggregate or paver walkway

## Pool & Outdoor Living

- Rectilinear pool, glass/iridescent waterline tile, tanning ledge
- Large-format pavers inset with artificial turf strips
- Gas fire bowls on raised stone/plaster pedestals
- Covered loggia: wood tongue-and-groove ceiling, fieldstone-clad fireplace mass
- Outdoor kitchen with grill, mounted TV
- Mature panicle hydrangeas, clipped arborvitae privacy hedge

## Entry & Circulation

- Circular entry foyer with round center table
- Iron-and-glass front door with full sidelites
- Custom staircase with iron balusters and wood treads

- Arched doorway and niche details throughout main level
- Wood-paneled powder room off main hall

## Great Room

- Floor-to-ceiling fieldstone/ledgestone fireplace wall with full-height fieldstone chimney
- Vaulted wood tongue-and-groove ceiling, exposed stained beams; wood-paneled coffered ceiling detail
- Cast stone or plaster mantel, bullnose profile
- Brass multi-arm chandelier, linen bell shades (designer/Visual Comfort–style)
- Black steel French doors with transom lites
- Wide-plank white oak flooring
- Samsung Frame TV as art above mantel
- Performance linen sofas, woven rope/jute swivel chairs, faceted marble side table

## Library / Study

- Dedicated library with built-in bookshelves and cabinetry
- Iron chandelier, leather lounge seating
- Separated as an intimate retreat off the main living areas

## Kitchen & Butler's Hall

- Rift-sawn white oak cabinetry
- Unlacquered/satin brass bar-pull hardware
- Quartzite countertops and waterfall-edge island with dramatic veining
- Herringbone-pattern tile backsplash
- Professional-grade built-in gas range and oven, built-in refrigerator, dedicated bar/beverage fridge
- Paired brass lantern pendants over the island
- Butler's hall connects kitchen to formal dining room
- Arched wine/bar display niche with open shelving
- Open shelving, continuous beamed ceiling with great room

## Primary Suite

- Vaulted ceiling with exposed wood beams and oak detailing
- Metal four-poster canopy bed frame detail
- Dual walk-in closets
- Spa-style primary bath: freestanding soaking tub, curbless glass shower, wood-tone floating double vanity
- Arched mirror surrounds and brass sconce lighting

## Secondary Bedrooms & Bunk Room

- Loft with integrated workspace/desk nook at stair landing
- Kids' built-in desk stations with cabinetry storage

- Custom built-in bunk beds, routed X-cross railing, stained wood paneling
- Rope/jute-wrapped four-poster bed frame
- Nailhead-trim upholstered headboards
- Grasscloth wallcovering throughout secondary bedrooms
- Framed jersey displays and gallery-style artwork

## Bathrooms

- Full-slab Carrara/Calacatta marble shower surround to ceiling
- Herringbone marble mosaic floor tile
- Unlacquered brass plumbing fixtures, floating vanities
- Waterfall-edge marble pedestal vanity in powder room
- Round porthole-style brass mirror detail in one secondary bath
- Dark-stained floating double vanity with dual brass-framed mirrors

## Laundry, Mudroom & Garage

- Dedicated laundry room with dual washer and dryer units
- Mudroom with built-in lockers and shiplap detailing
- Heated, attached 3-car garage with direct and side-entry access
- Whole-house backup generator

## Lower Level

- Recreation area with wet bar and dual glass-and-steel wine rooms
- Temperature-controlled, backlit wine room with custom pin-style racking
- Fitness room with infrared sauna and cold plunge
- Guest suite with full bath
- Family/media room with designer art collection and Frame TV

## Wine Cellar / Lower-Level Bar

- Dual glass-and-black-steel French door wine rooms
- Backlit LED wood-paneled walls
- Black metal pin-style, label-forward wine racking (custom millwork)
- Reclaimed/hand-hewn wood ceiling beams
- Geometric glass-and-iron lantern pendant
- Wet bar: dark stained wood, stone slab backsplash, floating black metal shelving

## Wellness & Technology

- Whole-home water filtration system
- Hard-wired construction to minimize EMF exposure
- Technology systems programmable to power down overnight while retaining security/essential functions
- Built with dedicated wellness-consultant guidance during construction

## Pool & Outdoor Living (Continued)

- Covered outdoor kitchen with bar seating for entertaining
- Stone-clad outdoor fireplace with wood tongue-and-groove ceiling above dining loggia
- Gas fire bowl lounge area, illuminated for evening use
- Fully fenced backyard with sprinkler system